#### REAL ESTATE AT AUCTION.

# Watch Long Beach Grow!

And While Watching-Let Your Money Grow With Long Beach!

PLANT A FEW DOLLARS in well-located bungalow or business lots in the CITY OF LONG BEACH and let the population of New York make money for you, as Long Beach grows. Get in, NOW, on the great, grand rush of buyers, builders, and people next year. Don't wait to buy your Long Beach site until lot prices are out of sight! Buy with foresight! Buy NOW!

# to Long Beach To-Day!

See the work being done at Long Beach by the new Municipality; by the L. I. R. R.; by the bridge, trolley line, hotel, home, store and bungalow builders, the Public Util ty Companies, the banks and local merchants. Figure what all this work is going to mean to Long Beach lot values and to YOU!

# Absolute Auction Sale 77 Long Beach LOTS

Saturday, Sept. and succeeding days, including

# Labor Day, Monday, Sept. 4th

on premises-2 P. M.-Rain or Shine-in mammoth tent, Park St., near L. I. R. R. Station 10% at time of sale, 10% in 30 days, and 2% per month thereafter Immediate occupancy under tenancy arrangement for purposes of building at once. Go to Long Beach To-day-See My Representatives-SEND FOR BOOKMAP

67 Liberty Street New York City



Telephone Cortlandt 0744

#### CITY REAL ESTATE. JOSEPH MILNER

COMPANY REAL ESTATE Tel. Vanderbilt 3607, e 14th St. to 59th St. (Inclusive).

## BARGAIN

4 STORY AND BASEMENT, Suitable for Alteration PRICE \$10,000. Terms to suit. HENRY HOF, 567 3d Ave.

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REAL E. B. LOCKWOOD Tel, 216 Sound Beach. New Jersey-Sale or Let.

Lasy Payments

This excellent home, planned for easy housekeeping, contains 6 rooms and bath. Large chestnut panelled dining room. Living rooms and has contains 6 rooms and bath. Large chestnut panelled dining room. Living rooms and bath. Large chestnut panelled dining room. has open fireplace, built-in book- MID-SEASON FARM BARGAINS cases. Model kitchen, full gas equip- GROWING CROPS, LIVE STOCK

# New Six-room Cottage

At Colonia, N. J. 45 Minutes from New York

L. De BAUN, NEWARK, N. J.



ABARGAIN idence near Ridgewood, 9 rooms, bath ge: plot 170x400. Well laid out lawn gardens, trees, shrubs, overlooking Sad tiver Valley, 3 minutes to Hohokus Sta-Erle skain line. Owner leaving town tion, Erie skain line. Owner leaving town sacrifices property. A bargain for some one. LAWRENUE KNAPP, Ridgewood, N. J. Thone 1042.



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AN IDEAL HOME CHANCE OF A LIFETIME The Elimwell 60 acres, 30 in fields, 30 acres a pasture and limber; shorage of 50 rods of Windrop Lake, with grove of fine largember. House of 12 rooms, bath, laundry li in Al condition; hardwood floors, electic lights, hot and celld water in every room round harn, double garage; price with tools and furniture, \$10,000, easy terms.

ALONZO P. RICHARDS FARMINGTON, MAINE

#### FACTORIES FOR SALE OR LET FACTORIES NEW JERSET

WILLIAM B. MERRALL. Real Estate. FARM PROPERTY.

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SEE OWNER

Owner of a large estate in Rensselaer County, N. Y., is in city until Thursday and will sell a few excellent farms at REAL BARGAIN prices.

3 acres, nice 6 room house, barn, ½ mile to village, \$1,500.

8 acres, fine 10 room house, electric light, furnace, bath, garage, fruit, right in village, \$4,500.

52 acres fruit and poultry farm, good 10 room house, 2 barns, wood, spring, horse, 2 cows, 8 sheep, 300 chickens, \$2,000.

120 acres, excellent 14 room house, 8 barns, trout brook, wood, orchard, \$6,500; buildings worth \$20,600; net income \$5,000 yearly, 500 acre dairy farm, productive land, some timber, good buildings, 5 horses, 40 cows, 20 young stock, 60 sheep, 5 hogs, 300 poultry, ractor, machinery, crops, \$25,000; net income \$10,000 yearly.

cases. Model kitchen, full gas equipment, refrigerator space, &c. Four large bedrooms, good sized closets. Beautiful location; fine views. Paved and parked streets. Sidewalks, sewers, City water, gas and electricity. Excellent schools, churches, clubs and markets. In Northern New Jersey, 35 minutes to Manhattan. Write W. J. Lockwood, 50 Union Square, New York City.

\$650 CASH

Immediate Possession

New Six-room Cottage

WITH ALL CONVENIENCES.

GROWING CROPS, LIVE STOCK

With these money-making farms in the "Garden States"; bulletin just out describes selected bargains and the consequence of the selected bargains and the possession given at ones, crops growing and being harvested, yours if you by NOW; \$1,500 on terms gets iteal 10 acre poultry, fruit, truck place in "Sunny Southern Jersey" near seashore markets, flock poultry, farm implements, crops thrown in, shaded 8 room house with plaza, cement cellar, bone, fine repair, large barn, 2 poultry, bone, fine properties, coment cellar, bone, fine properties, coment cellar, bone, fine properties, coment cellar, bone,

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Bronx.

STORES-NEW BLDGS
University av., 1969-1975, at Burnside; imnediate occupancy; upportunity for baker,
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Above 14th St. to 59th St. (Inclusive). WHY NOT LIVE AT THE

Hotel Gregorian 35TH STREET, NEAR 5TH AVENUE, Patronized by discriminating, refined copie, demanding good service at low rices. Apartments \$90 per month. Large lites \$200 per month.

TO sublet for 1 year, beautiful furnished studio, bedroom and kitchen. fully equipped, silver, linen, kitchen utensils, &c., piano. RODIN STU-

From Battery to 14th St., Inclusive.

Washington Square Apts.

And 4 room slovator suites.
Rents \$80 to \$133.
111 WEST 117H ST.
2. 3, 4 room suites.
Rent \$85 to \$125.
112 WEST 117H ST.
2 and 3 rooms.
\$40 to \$100.

J. Irving Walsh

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Unfurnished.
Above 14th St. to 59th St. (Inc.

\$150 per month, Maid's and valet services, meals and laundry if desired. Inquire of superintendent Entrance 1 W. 30. FRED'K FOX & CO., INC. 297 Madison Ave. Phone 0540 Vanderbill

Unfurnished. Above 59th St .- 5th Av. to East River

#### SUPERBLY LOCATED 6 and 7 ROOM APARTMENTS

At 17 and 19 East 95th St., between 5th and Madison Avenues. Elevator apartment houses; rents \$135 to \$160; newly decorated; immediate possession. Apply on Premises.

## 101 East 74th St.

6 rooms & 2 baths Rooms extra large & light Every modern convenience Possession Oct. 1, 1922 CRUIT SHANN COMPANY, 141 B was

Unfurnished.

Above 59th St.-5th Av. to North River.

New Building

#### **Brighton Court**

150 CLAREMONT AVE.

Immediate Possession 3 and 4 SUNNY ROOMS A BATH

REPRESENTATIVE ON

Slawson & Hobbs

600 West 116th Street S. W. COR. BROADWAY. Modern Fireproof Building 5, 6, 7 Rooms & 2 Baths

Immediate Occupancy and October 1. Representative on premises, or

**SLAWSON & HOBBS** 162 West 72d St.

Strathmore 404 Riverside Drive at 113th St. 9 Rooms and 3 Baths

10 Rooms and 3 Baths \$5,500 to \$6,500

orge rooms and closets, good aragements, splendid light and riew,
equalled management and service.

Choice 7 Room Apartment HARTLEY HALL. 485 Central Park West 108th St Large, light, attractive apt. \$1,900

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No. 1 West 69th St.

N. W. Cor. Central Park West. Exceptionally light apartments. 6 and 7 rooms and bath. All modern improvements. CRUIKSHANK COMPANY, 141 B'way APARTMENTS-Sale or Let.

MANOR HEIGHTS, PELHAM, N. Y.

#### Your RentWill Buy A New Elevator

Garden Apartment under the Jackson Heights Tenant-Ownership Plan if you are paying \$100 to \$250 a month; with a small initial payment and the balance the same as rent.

# Jackson Heights

New Elevator Garden Apartments 5-6-7-8 & 10 Rooms, 2 to 4 Baths

Social and Business Reference e Required Tenagt-Ownership Plan-Liberal Terms 22 Minutes from 42nd Street Subway Station Take Subway to Grand Central, transfet to Queenshoro Subway (Corona Line) to 25th St. (Jackson Heights) Section—
(Office Opposite Station)

By Motor—59th via Queensboro Bridge, Jackson Ave. to 25th St.

Queensboro Corporation 50 East 42nd St

All Apartments Open for In-spection Until 9 P. M. Daily.

New Apartments Select Residential Section Andrews Ave. 2294 & 2298 Bet. 183d St. & Fordham Rd. 3-4-5 Attractive Rooms

All Improvements, Moderate Rents,
One block west of University
Ave. & three blocks west of
Jerome Ave. Subway.
minutes' walk to Lexington-Jerome Ave.
Subway, 6th and 9th Ave. "L"
at Fortham Road or 183d St.
AGENT ON PREMISES. Just Completed

4 Rooms \$62 to \$70 5 Rooms \$76 to \$86 2397 Grand Avenue, 2 blocks west of Fordham Road Sta-ion, half block south of Fordham Road

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MORTGAGE BROKER wanted, thorough ac quaintance with private and institutiona capital; successful experience and organizing ability required; state qualifications. Ad dress New Dept., 2117 Herald, Herald sq.

CITY REAL ESTATE. CUSHMAN & WAKEFIELD, INC.
50 East 42d st. Tel. Murray Hill 7820.
DOUGLAS L. ELLIMAN & CO
15 East 40th St.
MANAGEMENT A SPECIALTY.
RYAN & CO., 142 West 125th.

From Battery to 14th St., Inclusive. 587 GRAND ST. FOR SALE,
CORNER HOUSE, 20x00, TWO STORES,
FIVE STORY BRICK, COLD WATER, 15
FAMILIES, GOOD BUY; AGENTS PROTECTED. T 1461 HERALD, HARLEM.

Above 59th St .- 5th Av. to East River.

287 E. 108D ST. FOR SALE, SIX STORY HOUSE, BRICK, COLD WA-TER, 18 FAMILY, 25x100, TWO STORES; BROKERS PROTECTED. T 1462 HERALD, HARLEM.

Above 59th St .- 5th Av. to North River. FOUR story and basement, altered into five ooms, with its own shower bath and kitch-nest, becam heat, parquet electric lights, instantaneous hot water supply: will sacri-lee to quick buser at \$25,000. COUGHLAN COMFANY, INC., 200 West 72d. ashington Heights, Above 125th West of 8th Av.

A CHOICE PLOT FOR TAXPAYERS Surrounded by large elevator apartments and tenements, situated on the westerly side of Convent avenue, 54 feet north 129th street; size 54x152x57x125; ideal for stores, bakery, public market, &cc; price \$22,000; subject first mortsage \$17,000, 6%; only \$3,000 cash; balance equity subordination to building loan or sacrifice for cash; submit proposition to Estates of Post Academy, Inc., the Pearl House, Parksville, Sullivan county, N. Y.

Queens-Saie or Let.

FLUSHING (17 minutes from Penn Station).

—Plot 57 feet frontage, in restricted residential section; refined neighbors; fine old trees. Box S-165, 206 Bway. FOREST HILLS WEST-Opportunity to buy choice lots; low prices. BENNETT, room 614, 280 Broadway. Worth 9471. Bronx-Sale or Let.

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DOUGLAS MANOR, DOUGLASON, L. I. Beautiful residence on waterfront, property 00x107, 3 tile baths, hardwood trim through ut, parquet floors, large sun parior, almprovements; garage, large trees. DR OHNSON, Shore Drive, Douglas Manor Douglason, L. I.

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A new 6 room house; glass inclosed porch, team heat; on piot of ground Soxlin; has ast been completed by builder, it is less an 10 minutes walk from the station; in soil for \$150 down and monthly payments. CHILDS, WARNER & WESTON, I'M MOURS. EW HOUSE for sale, bargain \$15,000, 2 rooms, 1 bath, 2 lavatories, 3 showers, pply C. A. CARROLL, 41 East 42d st. stray Hill 3377. room Colonial, Beechment Park, \$28,-SULLIVAN, 20 North av., New Ro-

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In center of Long Island Millionaire Colony, about half woodland; hill top on property. This would make an ideal country estate and can be bought from original owners. Farm buildings only. LAURA B. COVERT. EXECUTRIX, HEMPSTEAD, N. Y.

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BEPORE YOU BUY, read our booklet, "Sub-urban Westchester," It gives distances, committing tates, population and descriptions of each town within the forty minute zone. Send postage, four cents. PRINCE & RIF-LEY, 342 Madison av., New York city. BUY your building LOT in PELHAM-WOOD before it is too late; only a few left; \$450 to \$1,000. JOS. LAMB-DEN & SON, INC., 56 Lawton st. Phone 362 New Rochelle, N. Y.

ENGLISH TYPE HOME.

A typical English cottage—the real thing in dealgn and construction—is offered at a price considerably below cost; price \$25,000; plot 75x122; house contains 8 rooms, 2 baths, extra laxatory on second floor; steam heat, slate roof, built-in garage; a charming home and location; possession in 60 days.

COOLEY REALTY CO., 39 Prospect place, Mount Vernon, N. I Phones 3400 and 3401 H.llcrest.

FOR SALE—GENTLEMAN'S HOME, MOUNT VERNON: BEST LOGATION: BRICK COLONIAL, NINE ROOMS, THREE BATHS AND LAVATORY; WATER HEAT; HIGH CLASS THROUGHOUT. PHOTOS AT 702; 21 EAST 407H ST., NEW YORK, MURRAY HILL 5846.

NEW ROCHELLE.—A beautiful stucce home on high ground, 8 rooms, 3 baths, heated sum parlor, 2 car garage; large plot; chidee lecation; price asked \$25,000; make terms, other special offerings, \$10,000 and terms, offer special offerings, \$10,000 and terms, offer special offerings, \$10,000 and terms, offer special offerings, \$10,000 and \$20,900 CONNOR REAL ESTATE AGENCY, 249-251 Huguenot et. Phones 594-133 New Ro-chelle.

ONLY \$10,000.

Best house at price in LARCHMONT; nearly new: stucco, well built; 6 large rooms, bath, garage; lovely shaded plot, OLCOTT & EGGER.

51 E. 42d st. N. Y. Tel. Murray Hill 2326.

SPECIAL NOTICE.

For one week only we will
offer this II room House at Chappaqua for
\$12,500; steam heat, electric light; one acre
plot with pienty shade trees; wonderful view BURKE STONE, INC., 41 East 42d. Vanderbilt 8918.
SEE our list of furnished rentals at after season prices in Pelham, New Rochelle Larchmont and Rye. DRUMMOND, 17 East 2d at. Tel. Murray Hill 7323.

New York State-Sale or Let.

ADIRONDACK MOUNTAIN lodge on beautiful lake; all improvements; highly restricted section; 1,800 ft. elevation; boating, hunting, fishing, tennis, golf; bargain; easy terms. Suite 408, 17 E. 42d st. M. H. 8840.

FOR RENT for fall months as well as winter if wanted, very desirable cottage, fully furnished and provided for housekeeping; or meals can be had at the inn which is close by; this cottage is at the head of Upper Saranac Lake and has a stable with room for three cars; there is also a boat house with two guide boats. Address owner, THOMAS BLAGDEN, Upper Saranac, N. Y. Connecticut-Sale or Let.

BELL & PIERSON, Real Estate. 54 Atlantic st , Stamford. Phone 2818.

FOR SALE.

Two 1 family houses, 7 rooms each, all modern improvements, with sleeping porch and garage for one car; hest section on Halleween Park, Shipan av.; price \$8,500.

KATY SPAZIANTE, 48 Bell st., Stamford, Conn. Telephone 1434-5. Conn. Telephone 1434-5.
FRANK T. SLAVIN, Realtor, 49 Bank st.,
Stamford, Conn. Phone 1685. Stamford, Conn. Phone 1685.
GOOD BUILDING SITES 75 to 500 feet real
water frontage; price \$30 per front foot;
54 minutes from Grand Central station at
Stamford, Conn. CULVER & CO., 342 Madison av., N. Y. Murray Hill 9190.

New Jersey-Sale or Let.

TREE list of houses for sale and rent. Writ VAN WINKLE CO., Rutherford, N. J.

HOMESEEKERS.
Investigate Ridgewood first.
Excellent commuting service.
Write for illustrated booklet.
SECT BUSINESS MENS ASSOCIATION
P. O. Box 123. Ridgewood, N. J.
TENAFLY.—Six room up to date Home:
Large plot, garage, chicken house; \$7.500
photographs. HOVER, 212 Broadway, N. Y.

#### REAL ESTATE-Other States.

Mississippi-Sale or Let.

SEVERAL thousand acres of fine cut over land in Walthall county, Miss.; all high, rolling land. RAY COFFMAN, 350 12th av., Columbus, Ohlo.

### FARM PROPERTY.

Connecticut-Sale or Let.

6 acres, 20 tiliable, fruit, 8 room house barn, outbuildings; horse, 2 cows, 106 thickens, 2 caives, 2 heifers, 45 hens, tools rop; price \$5,500; terms. CLARK & SON 624 Main st., Bridgeport. Com.

New Jersey-Sale or Let POULTRY FARM—Established; \$5,000 year income: 45 minutes from New York; moern 8 room house, 2,000 laying heas in moern houses; all poultry improvements; 4 fruit trees, large vineyard, gardens, &c.; c State highway, 5 minutes from station; worderful proposition for live business mai For information Chelsea 10201.

HOMESEEKERS—Send for Virginia Farm list; best climate. Dept. H. Emporia. Va.

FARMS for sele. Catalog free. STROUT FARM AGENCY, Box C, 150 Nassau st. 58TH, 158 W.-Doctor's office, 3 rooms street floor, high class building. Super-intendent or WARING, 342 Madison av. SUMMER HOMES-Sale or Let.

New Hampshire. NEW HAMPSHIRE, bordering lake, 2 prettily furnished cottages; wonderful country; \$75 month September. Mrs. HOLCOM, room 901, Colonial Hotel (Sist., off Central Park).

REAL ESTATE WANTED. City Property.

LEBERTAN CORP., 171 BROADWAY. BUYS BARGAINS IN REAL ESTATE. BUYS BARGAINS IN BUSIL ESCATORS.

OWNERS, ATTORNEYS, EXECUTORS.

We have buyers with \$5,000-\$125,000 cash
for Manhattan. Bronx properties of right
raines. For results communicate details
SISCA & PALLADINO, 215 East 118th.

Country Property. WANTED for cash small house or bungalow in secluded high spot of New Jersey; about 4 acres; commuting distance. Box 198, 2501 World Tower Building.

#### TO LET FOR BUSINESS. From Battery to 14th St., Inclusive.

LARGE, light, cheerful office, nicely fur-nished; partitioned off private office; heart of food product district; rent either fur-nished or unfurnished; immediate possession, Apply Room 31, 149 Hudson st.

CENTRAL PARK WEST, 327 (cor. 93d st.).—
—Apartments of 7 and 8 rooms; one apartment of 8 rooms on the ground floor suitable for doctor or dentist; the building is one of the best kept on Central Park West and the rents proportionately lower than other apartments in the vicinity; some to be subjet for immediate possession.

SHARP & CO., 2489 BROADWAY. 2 RECTOR ST.-320 sq. ft., three rooms, tel-phones; sell good office equipment; posses slon September 1. Apply Room 403. TTH AV. (12th st. subway station)—5 story building, suitable for business and dwell-ing, inquire ETTING, 26 Greenwich av. Above 14th St. to 59th St. (Inclusive).

EXCEPTIONALLY light space by importe 800 square feet, up to date fireproof building, no manufacturing; wonderful showroom reasonable. Lincoln & Nathan, 15 West 37th

LOFT, 25x90, in 30's, near 5th av.; Hehr manufacturing; top loft; splendid light paracersion. WRIGHT BARCLAY, INC., 32 5th av. LOFT to let, 412 square feet, splendid le extion, 5th av., 34th st.; \$100 per month Call room 610, 506 5th av. SMALL office for rent. Fisk Building Broadway and 57th st., room 605. Circle FTORE, and basement, together or separately, 131 W. 24th st., 25x106, cheap; 4m nediate possession. SHARUM, 170 Bway.

\$50 to \$225 per month-Lofts 41 West 21st st., and 131 West 24th st. SHARUM, 170 Bdway \$1,500 year Space, 122 5th av.; firsp manufacturing allowed. SHARUM.

56TH ST., 49 West-Space use of show room and work room, reasonable rent: milline preferred. KIMBERLY GOWNS.

TO LET FOR BUSINESS.

Above 59th St .- 5th Av. to East River A 25 foot atore, Madison av., between 59th and 60th st., \$4,500. F. T. BARRY CO., 546 Madison av.

LOFTS, 54,000 sq. ft.; all or part; steam heated and 10-horsepower supplied. Apply on premises. JOHN BULL, 105 E. 128th st. 746 Lexington av., opposite Bloomingdales, parlor floor store, suitable for dentist, dressmaker, taitor or office. W. V. CROSS, & East 46th st. Vanderbilt 0031.

Above 59th St .- 5th Av. to North River. STORE to rent, exclusive location; ready for occupancy October 1, 57 W. 75th. Supt. on premises. STORE for rent or sale; 5 year leass. GAR-DEN, 902 Columbus av.

TWO rooms, bath and kitchenette, newly furnished, to sublet; \$125. Call between 4 and 7. B. GRAY, 146 W. 45th st.

JORALEMON ST., 138.

Neatly furnished, attractive, quiet rooms with private bath; top floor; daily make service; every improvement; plenty of heathot water and closets; refined people only owner on premises; all subways at Borough Hall; \$80 to \$75.

Furnished-New Jersey.

Unfurnished. From Battery to 14th St., Inclusive

Above 14th St. to 59th St. (Inc

11TH ST. 128 W.—Six outside rooms kitchen, bath, elevator; redecorated; im-mediate possession; \$2,100 to \$2,400. Man-

STH ST., 158 W.—Opportunity to secure at-tractive T room apartment, high class utilding, ideal location. Superfluendent on remises or WARING, 342 Madison av.

Unfurnished.
Above 59th St.-5th Av. to East River.

AT NO. 19 EAST 907H ST., NEAR NTH AVE.

LEXINGTON AV., 1048 (75th).-1, 2 room apartments, kitchenette, bath; \$55 up.

MADISON AV., 1337 (cor. 94th St.)-Modorn 8 room apartments, 1 and 2 baths; \$2,000-\$2,400. Apply superintendent.

PARK AVE.-815 (75th st.) Apartment two 7 and 8 rooms. Agents on premises.

PARK AV., 1126-4 rooms, latest improve ments, \$75 and \$80. Inquire PFLASTER.

Above 59th St.-5th Av. to North River.

HIVERSIDE, 270 (corner 99th st.)—Two 9 room corner apartments, very large, light and sumy rooms, unexcelled view of Hudon and Palisades. Apply on premises TREDK, ZITTEL, & SONS, Broadway and 9th st.; phone Schuyler 9700.

RIVERSIDE DRIVE, 400 (cor. of 112th st.).
Apartments of 4 rooms; some for immediate possession; rent reasonable.
SHARP & CO., 2489 BROADWAY.

RIVERSIDE DRIVE, 244 (COR. 97TH ST.),— Five and eight rooms, extra large; excep-tional value; reat reasonable. SHARP & GO., 2489 BROADWAX.

WEST END AV., 929 (at 106th). Eight rooms, two baths, newly decorated; casonable rentals; immediate possession.

## APARTMENTS—To Let.

TO LET FOR BUSINESS.

PHONE MR. HERTER, LENOX 9000.

allerton House for Men.
a rates in the newest of the Allerto
b, a 17 story fireproof building, juspieted, containing apartment, club cor
ences, are from \$3.50 to \$18.50 per wee
permanent residents only. 143 East 391

(4TH). EXCLUSIVE (15TH). FURNISHED APARTMENTS. Apartment Renting Co., Inc., 176 West 72d. Columbus 127I. WEST END AV., 562. 3 and 4 room apartments; large rooms, delightful kitchens; new, modern 9 story fire-proof building; unusual desirable residential location, easily accessible; decided attraction in fact that maid and porter service is provided; relief from help troubles, yet affording all conveniences of your own private home; possession October 1; rent most reasonable. Houseleeper on premises, or SHARP & CO., 2480 BROADWAY.

757H, 57 West.—Exclusive house, select location; large 7 rooms, furnished or unfurnished; also doctor's suite. Supt.

Apartments of two exceptionally large rooms; location ideal; some for immediate occupancy; rent reasonable.

SHARP & CO., 2489 BROADWAY. ADISON AV., 80.—Large attractive room, tiled bath room; desirable location; refer-nce. Phone mornings, Rhinelander 1898.

19TH, 131 EAST—Rare bargain; 7 sunny rooms, attractively furnished; fireplace; exclusive Gramercy section; \$225. POTTER. Gramercy 6886. 58TH, 63 East (Manhasset Apartment Hotel)
—Three large rooms, elevator, telephone,
maid service: reasonable rent; lease also
unfurnished. 72D STREET.
THE CHATSWORTH 344 WEST.
Two to line room apartment, from Oct. 1:
a few for immediate occupancy: exceptional
service featured. Inquire at building.

Furnished.

Above 59th St.-5th Av. to North River. 76TH ST., 107 W.—Handsomely furnished apartment to sublet. Schuyler 5125. 818T ST. (Columbus av., Hotel Colonial).— Newly decorated, furnished, 1-2-3 outside rooms, private bath; elevated, surface cars, subway; from \$17.50-\$23-\$35 weekly; full hotel service; restaurant. Columbus 3238.

78TH ST., 250 WEST (COR. BROADWAY)—
Three and four rooms, some with kitchenettes; all housekeeping apartments; a most
desirable neighborhood; the spartments contain exceptional attractions and the rents are
the most reasonable in this vicinity.

SHARP & CO., 2489 BROADWAY.

78TH, 226 West.—Elegant, eight light rooms,
bath, elevator apartment; rent \$2,400.

81ST ST.; 265 WEST.

Eight and nine rooms and bath; modern BEDFORD SECTION—Attractive two room suite, up to date apartment; kitchen privi-leges; business adults; Christians. Lafayetts 3120.

Eight and nine rooms and bath; modern evator apartment; rent \$2,700. Apply Supt. 84TH ST., 268 WEST. Fireproof elevator apartments, 8 rooms; ren-vated; \$2,400 to \$3,000. Apply premises.

STH ST., 252 WEST.

Five and six room apartments in new, mod-ern nine, story fireproof building. Unusually lesirable residential location. Easily acces-sible; service unexcelled. Fossession Octo-THREE ROOMS, bath; porch; garage; \$75. T. M. GRAY, 2 Wall st. ber 1.
SHARP & CO., 2489 BROADWAY.
85TH ST., W.—Attractive apartments, Jarge
rooms, titled bath, kitchenette; \$65 to \$100.
Phone 9:30 to 5, Columbus 3238.

89TH, 226 W — HIGH CLASS UP TO DATE APARTMENT FOR RENT, SUITABLE FOR DOCTOR OR DENTIST; IMMEDIATE SOSSESSION; SMALL APARTMENT 485, ALSO LARGE APARTMENT 485, AND UP. 2TH, 145 W.-3 and 4 rooms; steam, par-quet floors, electric light, telephone.

Apartments of 5, 6 and 7 rooms in a seven story elevator building, adjoining Central Park West; conveniences and service unexcelled; nent exceptionally reasonable.

SHARP & CO., 2489 Broadway.

92D ST., 303 WEST (near West End av.).—Four exceptional rooms; some for immediate possession; rent reasonable.

SHARP & CO., 2489 BROADWAY.

92D ST., 4 TO 12 WEST.

Seven and eight rooms, modern elevator apartments; rents \$1,800-2,000; immediate or fall occupancy. Inquire on premises.

93D, 306 West.—Elegan., very light apartment, nine rooms, 2 baths, \$2,400.

34TH ST., 314 WEST.

between West End av. and Riverside Drive, six story elevator building, 7 rooms, from Cottober 1; rent proportionately lower than similar apartments in this vicinity.

99TH ST., 317 WEST. A DOCTOR'S first floor apartment, 4 rooms 640 Madison av. at 59th. 23D ST., 333 West.-1, 2 and 3 room apartments; all improvements; house thoroughly renovated; references. Nine story fireproof building in exceptionally refined vicinity; apartments of 4 and 9 unusually large rooms, at reasonable rent. Apply to superintendent on premises or SHARP & CO. 2489 BROADWAY.

58D ST., 415 E.—Six rooms, bath, steam, heat, electric lights; improvements; \$50.

34TH ST., 133 EAST.
Attractive apartment, two rooms and bath, all improvements; immediate possession; rent \$80. Apply FOLSOM BROS. INC., 127 East 34th st. 99TH ST., 317 WEST. ern ffreproof building, near Riverside Drive er nfreproof building, near Riverside Drive and containing all improvements; reasonable rent.

East 34th st.

38TH ST., 138 AND 144 EAST
(near Lexington av.).

Two modern nine story fireproof buildings;
apartments of 5 and 6 rooms; these apartments are the best planned on the East Side;
service is unexcelled; the six room apartments contain three baths. Apply to superintendent on premises or
SHARP & CO., 2489 BROADWAY. rent.

SHARP & CO., 2489 Broadway.

107TH ST., 300 WEST.

Seven large, light rooms, bath, elevator apartment; immediate possession.

113TH, 315 West—Modern five room elevator apartment; up to date; \$100 per month, to lease. Superintendent. SOTH ST., 163 E.—Exclusive Murray Hill; duplex bungalow, built in Italian garden; large studio, living room, tile bath, kitchen, 2 bedrooms, 2 baths, roof garden, \$5,000; also 2 and 3 room apartments, \$1,800-\$2,500. 408, near 5th av.—Large room, 2 bedrooms, bath; meals optional; mald, valet service if desired; \$275. Longacre 9137. om 81,200.
SHARP & CO., 2489 BROADWAY. 44TH, 456 West.-Six large, light rooms, heating. Inquire Dr. SINNOTT.

48TH ST., 29 East—Two rooms nd bath, elevator apartment; rental \$1,500. 256 Rhinelander.

256 Rhinelander.

256 Rhinelander.

257 Rhinelander.

258 Rhinelan 51ST ST., 215 W.—5 or six rooms, high class Broadway elevator apartment; completely decorated. Telephone University 1450.

suite; immediate possession; also two rooms and bath or three rooms and two baths; large rooms; hotel and Restaurant Elysee service; inspection invited. Unfurnished.
Washington Heights, Above
West of 8th Av.

MARION GARDEN & GUSTAVIUS COURT. Non-elevator: \$20 and \$34 Riverside Drive close to 157th st. subway station: \$ & 6 rooms; reasonable rent. Apply to MANAGER ON PREMISIES. THE CALUMET.

THE CALUMET.

54-60 WADSWORTH TERRACE.
Two blocks from St. Nicholas av., or
191st st. subway station.
Just completed.
HIGH CLASS om apartments; every modern improvent; moderate rents; ready for immedia

ment moderate rents; ready for immediate occupancy.

ARTHUR CUTLER & CO., 176 West 72d St., Owners, or apply on premises.

ISOTH ST., 408 WEST—Six rooms, most attractive, in elevator building, near St. Nicholas av.; some for immediate possession; rent exceptionally reasonable. Apply Supt. or SHARP & CO., 2489 BROADWAY.

ISTH ST., 611 WEST (cor. Riverside Drive). Nine story fireproof building; 6, 7 and 10 room apartments, exceptionally well planned and rents most reasonable; one apartment of seven rooms and ground floor, suitable for doctor or dentist.

SHARP & CO., 2489 BROADWAY.

ISTH ST., 600 WEST (corner Broadway).—Fine high class elevator apartment house, \$4.7.8 rooms, 2 baths.

16STH ST., 601 W. (corner Broadway).—Elevator apt., 6 rooms, southern exposure.

Superintendent, on premises.

ITATH, 530 West.—Three beautiful outside sunny rooms, all improvements; immediate possession. 51 EAST 122D ST.—To let, 8 large rooms, all improvements, steam heat, hot water, electric light; rent \$130. Inquire of janitor. 62D, 220 E.—Three bright, airy rooms and bath; recently rebuilt house; all improve ments; reasonable. 97TH, 9 EAST (near 5th).—Exceptionally large rooms, bath; just decorated; reduced. 100TH, 19 E.—Three and four rooms, new building, ready for occupancy Sept. 5, all improvements.

Nine story fireproof building, near 98th st. lent most reasonable: 6 room apartments. SHARP & CO., 2489 BROADWAY CONCOURSE. No. 2034—Southeast corner Burnalda ave., three blocks cast Burnalda ave. 'L' station; 2, 3 and 4 room spart-ments; high class modern apartment build-ing; reasonable rottals. Superintendent or premises or David Kraus, 85 Liberty st. DOCTOR'S apartment with living quarter of 7 and 8 rooms, private entrance, choices section West Bronx, on Grand Concours parth of Fordham road. Inquire HERMAN A. ACKER, 2434 Grand Concourse; Fordham 9055, GRAND CONCOURSE, 1400-60-54.—Three four, five rooms; reasonable; Lexington av. subway, 6th av. "L" to 170th st. 273 CENTRAL PARK WEST, 378 (gorner 98th).

—High class modern elevator apartments, 6 targe, light rooms, bath; facing park; from Oct. 1. Inquire Supt., or Tel. Watkins 1023. Ingham.

READY VOR INSPECTION.

University av., north of Tremont av., 2-2rooms; all improvements; high class. IANHATTAN AV., 370 (110th).—3-6 beautiful outside rooms; just completely decorated, 201), 683 EAST—Seven large light rooms; all improvements. RIVERSIDE DRIVE, 360.

New 12 story fireproof building, corner of the best constructed building on the West Side; the rooms well planned; partments of 7 rooms for rent from Oct. 1.

SHARP & CO., 2489 BROADWAY.

#### Unfurnished-Brooklyn. TLANTIC AV., 1554 (near Kingston).—Five rooms, bath: \$45. Phone Platbush 8952.

BEAUTIFUL brand new corner apartment handsomely decorated, sun porch, parquet &c., near station; \$5. Others for anie (Pamphiet upon request.) JOHN F. CHURLO 132 Highlawn av., Brooklyn. (Sea Beach Subway to Kinge Highway.) FLATBUSH.—Five rooms and bath, all improvements. Inquire on premises, 1244 E. Sth st. Phone Lafayette 8082. GATES AV., 277, corner Franklin (Georgian Gourt)—2, 3, 5, 7, 8 rooms, one or two baths; high class elevator apartment. Apply premises. Sterling 8080. Orchard 6094. HEIGHTS (122 Remsen st.).—Two rooms, bath and kitchenette; all modern improve-nients; garage space, 3 minutes Wall st.

#### FURNISHED ROOMS TO LET.

OTH, 147 EAST,-Desirable parior and bed-room, bath; hot water. WALSH. 5TH 21, EAST-Two, three rooms, kitch-enette, private bath; \$16 a week. FURNISHED ROOMS TO LET

LARGE and small, reasonable, all accommodations, electricity and telephone. 280 W. 24th st.
RIVERSIDE DRIVE. 708 (198th)—Unusually large room, facing Hudson, two closets, running water, kitchenette; accommodate three; \$18. TE.
ST. NICHOLAS AV., 701.—Clean, comfortable room; private, congenial family; electricity, talephone; reasonable. BARR, Phone, Audubon 2865.

Audubon 7825.

47TH ST., 168 WEST (RALEIGH HALL).

47TH ST., 168 WEST (RALEIGH HALL).

ARESIDENCE FOR MEN.

Attractive furnished rooms, with and without private bath or shower: club advantages and accommodation with hetel service.

RATES FROM \$10 WEEKLY.

52D ST., 53 W.—Nicely turnished small room; gentlemen: reference.

57TH, 109 West.—Large living room, day bed, wash room, telephone. PLUMMER.

60TH, 14 W. (Apartment 1)—Large, inside room, convenient subway and "L."

51ST (Columbus av., Colonial Hotely.—Newly decorated, furnished rooms, use of bath, \$1.50 daily, \$10 weekly: elevated, surface cars, subway; full hotel service; restaurant.

81ST, 168 West.—Single room, adjoining

cars, subway: full hotel service; restaurant.

81ST, 168 West,—Single room, adjoining
bath; electricity; private house; reference.

89TH, 102 W.—Nicely furnished light room,
bath, hot water. Phone SCHWEIZER.

81ST (Columbus av., Hotel Colonial).—Single
rooms; men only; running water, telephone; complete hotel service; \$8-\$10 weekly.

88TH, 69 W.—Sunny front room, ground
floor, telephone, electricity; reasonable.
Carnon. phone, elevator; immediate possess 5N. DENNEHY, Clarkson 1803. 3D (51 Manhattan av.).—Front sulte, ad olning bath; plane, kitchenette; \$60 INTH ST., 518 W.—High class furnished rooms, adjoining shower bath, elevator telephone; gentlemen preferred. Apt. 44. 122D (22 Mt. Morris Park West)—Suite two, rooms, also single. WILSON. 142D ST. 823 W.—Large, cheerful new room, unusually open surroundings, convenient bus, subway; private nouse; winter coal in.

#### FURNISHED ROOMS WANTED

GENTLEMAN wants parfor, separate en-trance, in small apartment; West Side, be-low 05th st.; state full particulars, terms, 1340 Broadway. Box 891, Arcade.

BOARDERS WANTED. West Side.

RIVERSIDE DRIVE, 320, corner 104th at. Elegant mansion, richly furnished; elevator telephone, bath every room, home comfort for particular parties desiring rafin Hebrew environments, with freshest food the market affords. RIVERSIDE DRIVE, 294 (102d)—Comfor-able, single, double rooms; excellent table elevator; references. 57TH, 351 W.—Newly decorated, large, w private bath. French cooking, electric private bath. French cooking, electricity 75TH, 26 W.—Miss Edwards, desirable room table guests; references. 83D, 128-130 West (Potter Haii)—Large an single rooms, newly decorated; electricity private bath; table guests; parlor dining

#### COUNTRY BOARD.

Westchester.

MAPLEHURST FARM, Croton Falls, N. T.— Build yourself up in the country; bath, electricity, hunting; fare \$1.89. Phone 27 Croton Falls: \$16 up. Croton Falls: \$16 up.

BROWN LODGE,

\$0 PROSPECT ST. NEW ROCHELLE,
DESIRABLE SUITES, WITH OR WITHOUT BATH. TELEPHONE 2454.

NEW ROCHELLE — Cambridge Inn., near
beach; excellent culsine; special rates for

LAKE CHAMPLAIN.

Charv. N. Y.

BEAUTIFUL, modern mountain resort and
farm; excellent table; heat; healthy, romantic location; 86 miles New York; \$18221. SPINDLER, Lefever Falls, Ulster
County, N. Y. (near Kingston)). P. O. Rosendale. PRIVATE COTTAGE, direct on Delawers boating, bathing, fishing, hunting: accommodates a few guests; open till Nov. Mrs. W. BODE, River road, Port Jervis, N. Y.

N. Y.

DUTCHESS CO.—Hudson View Farm; bathing, dancing, mountain air; can come by day boat; modern improvements; terms \$10 per week; circular, C. R. STONE, Staatsburg-on-Hudson, N. Y.

REFINED lady, own home, wants one or two children board permanently; mother's care: \$25 month; references. WILSON, & Lafayette st., Milford, Conn.

EAST ORANGE—The Buckingham, 17 Prospect st., family hotel: desirable rooms, suites with bath; best table; near station.
NERVOUS AND MENTAL CONDITIONS, LYNWOOD LODGE, ENGLEWOOD, N. J.

Business Loans. LOANS UP TO \$5,000 for one year or less, weekly or monthly payment plan; no chatters, no pawns, no assignment of salary required. Character and earning power the breis of credit.

THE MORRIS PLAN COMPANY,
Main Office, 261 Broadway,
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For Sale.

HOTEL,
BOSTON POST ROAD,
100 Miles from N. Y.
Open year round; good winter trade; established for over 50 years. Y 2136 Herald,
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GARAGE-60x100, good location in Harlem;
50 cars; account going in another business,
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IMITED number preferred 10 per cent. shares for sale in reliable industrial con-irn; capital absolutely guaranteed against ss. STOCK, Cathedral Plaza, 109th st.

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ARMY TENTS, FROM \$1.95 UP HAVEFSACKS, 15c. Up.
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FONCHOS, \$1.00 UP: CANTEENS, MESS
ANS. KNAPSACKS, SADDLES, LARIAND OTHER ARMY AUGTON BARGAINS. SPECIAL LIST 10C.
Francis Bannerman Sons,
501 BROADWAY, N. Y. C.

WILL receive offers for a pair of young moose (a male and a female) about two months old and in a good healthy coudition and quite tame. ROCCO ROTONDO, Hoyle P. O., Ont.

OFFER famous South Carolina Honey Dew cantaloupes at \$1 per crate Cash with order. The Grocery Shop, Blackbille, S. O.

PIANO: willing to eacrifice \$500 mahogany plane for \$50,00 on account of leaving city.

8 000 HERALD, 250 Broadway.

#### PUBLIC NOTICES.

INFORMATION wanted respecting whereabouts of Jane Williams, Mary Therese
Sherman, Rebecca A. Ferrine, Jacob A.
Sherman and wife, William Henry Merritt,
John James Kans, Elizabeth Feters, Samuel
Barkin and Julia D. Rove, owners of property at Broadway-Fushing, Queens County,
New York, or their heirs at law. JOHN P.
BROOMELL, 17, East 42d st., New York
city.